expires 1/10

Development Control – Delegated Officer Report

Application Number: ADC/0310/09 **Recommendation – Permit Application**

Site: **339 Brighton Road Lancing West Sussex BN15 8JR**

Proposal: **Reversion of use from display and sale of kitchen/bathroom products to car showroom and workshop**

The Application

339 Brighton Road is a vacant ground floor commercial property, formerly in use briefly as a kitchen showroom, with 2 storeys of flats above. It forms one half of a larger commercial block, the other half of which has consent to be used as a dental surgery (ADC/0287/08). The site fronts the busy A259 and is in a primarily residential area. The building is set back from the frontage and has a forecourt for customer parking. There is a large area of hardstanding to the west, but this lies outside of the application site and is presumed to be used by the occupants of the flats.

The building in question has extensive glass windows serving the ground floor showroom at the front with a warehouse and loading bay at the rear. It is proposed to revert to the previous use of the premises for the display and sale of cars, a use which ceased in 2008. A workshop is to be provided at the rear. Six customer parking spaces/spaces for display of cars for sale are to be provided at the front of the building with three staff spaces at the rear.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Transport Planning Officer states that the site has previously operated as a car showroom for quite some time. In essence the proposed use would not differ or operate in any significantly different way from the previous car sales usage. Consequently, no objection would be raised to this proposal. The parking layout plan appears fine.

Adur District Council – The Environmental Health Officer has no objection, subject to any previous conditions on hours of operation being re-imposed.

Third Parties

2 letters of objection received from the occupiers of 9 and 11 Broadway Court raising the following concerns:

- Unacceptable use in a residential area due to noise, fumes and paint spraying
- Parking of display vehicles on the double yellow lines in front of the building will block the access road. This road is used by residents of the flats as it is safer to turn right onto Brighton Road from the western access.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AT1, AE16

Planning Assessment

Planning Assessment

Policies

Policy AE16 of the Adur District Local Plan permits alterations or improvements to existing businesses within residential areas provided there are no significant adverse effects on residential amenities.

Residential amenity

The site was formerly in use as a car showroom with workshop for over 10 years and the proposed use is therefore of a very similar nature. It is not considered, therefore, that there will be any adverse effect on the amenities of the residents of the occupants in the flats above the site or those in the houses adjacent to the site.

The hours of operation are not specified on the application form but, when previously in use as a car showroom, they were restricted by condition to between the hours of 8am and 6.30pm. Such a condition can be re-imposed here to ensure that it does not result in any activity or deliveries at unsociable hours. A condition to control the nature of activities in the workshop is also considered necessary in the interests of protecting residential amenity.

Access and Parking

The proposed number of employees is not specified but there are three staff parking spaces at the rear of the building which is considered to be adequate. Six parking spaces are shown at the front for use by customers and for the display of vehicles for sale (in addition to the space within the showroom). A condition to ensure that parking does not take place other than in those spaces will prevent the access road in front of the building from being blocked and will contain the display of vehicles to within a specific area.

Conclusion

The proposal will bring a vacant building into use to the benefit of the area. With conditions in place to control the use there will be no adverse impact on amenity or highway safety and permission can be granted.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. The use hereby permitted shall not be carried on until the parking spaces shown on the parking layout plan received on 18 September 2009 have been provided and clearly demarcated on the ground. Such spaces shall thereafter be permanently retained and no parking of display vehicles for sale shall take place other than within the showroom or within the spaces at the front of the building. At least three parking spaces shall be reserved for customer parking only at all times.
   Reason – To ensure adequate provision for parking clear of the highway
3. C14L – 8.00am to 6.30pm. Delete last sentence.
4. The workshop hereby permitted shall be used for purposes ancillary to the main use of the premises as a car showroom and no bodywork repairs or paint spraying of vehicles shall be carried out at any time.
   Reason – In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan
5. C10Dii
   Reason – In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan

Case Officer [redacted] Date 21/9/09

Planning Services Manager. [redacted] Date...22/9/09

Chair of DC Committee.. [redacted] Date....1.10.09.